

104.0

0004

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

703,200 / 703,200

703,200 / 703,200

703,200 / 703,200

APPRaised:

USE VALUE:

ASSESSED:

703,200 / 703,200

703,200 / 703,200

703,200 / 703,200


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 310 | | RIDGE ST, ARLINGTON |

OWNERSHIP

| Owner 1: | SIMMONS JOSEPH P/ERIN M | Unit #: | |
|----------|-------------------------|---------|--|
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 310 RIDGE ST

Street 2:

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|------------|
| St/Prov: MA | Cntry: | | Own Occ: Y |
| Postal: 02474 | | Type: | |

PREVIOUS OWNER

| | |
|----------|---------------|
| Owner 1: | MARA JOHN R - |
| Owner 2: | - |

Street 1: 310 RIDGE ST

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|------------|
| St/Prov: MA | Cntry: | | Own Occ: Y |
| Postal: 02474 | | Type: | |

NARRATIVE DESCRIPTION

This parcel contains 8,074 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 8074 | | Sq. Ft. | Site | | 0 | 70. | 0.82 | 4 | | | | | | | | | 463,555 | | | | | | 463,600 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 67037 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 10/02/18 |

18280!

PRINT

Date Time

12/10/20 22:51:35

LAST REV

Date Time

11/12/20 11:10:12

danam

Prior Id # 1: 67037

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 239,600 | 0 | 8,074. | 463,600 | 703,200 | 703,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 213,700 | 0 | 8,074. | 463,600 | 677,300 | 677,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 213,700 | 0 | 8,074. | 397,300 | 611,000 | 611,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 213,700 | 0 | 8,074. | 370,800 | 584,500 | 584,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 213,700 | 0 | 8,074. | 317,900 | 531,600 | 531,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 200,600 | 0 | 8,074. | 284,800 | 485,400 | 485,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 200,600 | 0 | 8,074. | 263,600 | 464,200 | 464,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 200,600 | 0 | 8,074. | 251,300 | 451,900 | 451,900 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| MARA JOHN R | 45778-487 | | 8/2/2005 | | 500,000 | No | No | | |
| BALLARD GARY | 1221-155 | | 5/26/2000 | | 335,000 | No | No | | |
| HISCOX EVELYN | 1188-4 | | 5/28/1998 | | 256,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 9/29/2020 | 1172 | Redo Kit | 25,000 | C | | | | |

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/2/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/19/2009 | Meas/Inspect | 189 | PATRIOT |
| 4/25/2000 | Inspected | 276 | PATRIOT |
| 11/10/1999 | Mailer Sent | | |
| 10/25/1999 | Measured | 264 | PATRIOT |
| 7/25/1991 | | KT | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
| | | | |

| | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-------------------------|---------------------------|------------------------------------|-------------------------|----------------------|-----------|-------------------|---------------------------------|------------|----------|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 5 - Cape | Sty Ht: 1H - 1 & 1/2 Sty | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Average | A Bath: | Rating: | | | | | | | | | | |
| Foundation: 1 - Concrete | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: | 3/4 Bath: 1 | Rating: Average | A 3QBth: | Rating: | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: GRAY | View / Desir: | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | | |
| OthrFix: | Rating: | OthrFix: | Rating: | OthrFix: | Rating: | OthrFix: | Rating: | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | Year Blt: 1954 | Eff Yr Blt: | Alt LUC: | Kits: 1 | Rating: Average | A Kits: | Rating: | 1st Res Grid | Desc: Line 1 | # Units: 1 | | | | | | | |
| Alt %: | Jurisdct: | Fact: . | Const Mod: | Fpl: 1 | Rating: Average | Other | Rating: | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | |
| Lump Sum Adj: | | | | WSFlue: | Rating: | Upper | Rating: | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 1 - Drywall | Sec Int Wall: | Partition: T - Typical | % Own: | Name: | Lvl 1 | | Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB | | | | | |
| Prim Floors: 3 - Hardwood | Sec Floors: | Total: 31 | Override: | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Bsmnt Flr: 12 - Concrete | Subfloor: | | | Phys Cond: AV - Average | 31. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | |
| Bsmnt Gar: 2 | Electric: 3 - Typical | Insulation: 2 - Typical | Int vs Ext: S | Functional: | | Interior: | | 1 | 7 | 3 | M | | | | | | |
| Heat Fuel: 1 - Oil | Heat Type: 3 - Forced H/W | # Heat Sys: 1 | % Heated: 100 | Economic: | | Additions: | | | | | | | | | | | |
| Solar HW: NO | % Com Wall: | % AC: | | Special: | | Kitchen: | | | | | | | | | | | |
| % Sprinkled: | | | | Override: | | Baths: | | | | | | | | | | | |
| CALC SUMMARY | | | | COMPARABLE SALES | | | | Plumbing: | | | | | | | | | |
| Basic \$ / SQ: 105.00 | Size Adj.: 1.35000002 | Const Adj.: 0.99989998 | Adj \$ / SQ: 141.736 | Other Features: 84500 | Grade Factor: 1.10 | NBHD Inf: 1.00000000 | NBHD Mod: | Electric: | | | | | | | | | |
| LUC Factor: 1.00 | Adj Total: 347246 | Depreciation: 107646 | Depreciated Total: 239599 | WtAv\$/SQ: | AvRate: | Ind.Val | | Heating: | | | | | | | | | |
| | | | | Juris. Factor: | | Before Depr: | 155.91 | General: | | | | | | | | | |
| | | | | Special Features: 0 | | Val/Su Net: | 104.72 | | | | | | | | | | |
| | | | | Final Total: 239600 | | Val/Su SzAd: | 184.88 | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 104-0-0004-0001.A | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | | 18X14 | A | AV | 2004 | 0.00 | T | 12 | 101 | | | | | |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | |

16
8
WDK (128)
16
18
24
24
24
36
5

AssessPro Patriot Properties, Inc